



Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA FOR TUESDAY, MARCH 1, 2022 MATTHEW THORNTON ROOM 7:00 P.M.

(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)

1. Call to Order
2. Planning & Zoning Administrator's Report
3. **KTK Realty Trust, LLC (applicant/owners)** – [Continued review for acceptance and consideration of final approval for a site plan to operate a trailer suspension and repair business](#). The parcel is located at 20 Star Drive in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 3D-1, Lot 012](#). Case # PB2021-42. *This item is continued from the December 7, 2021 & January 18, 2022 Planning Board meetings.*
4. **John Flatley Company (applicant/owner)** – [Continued review for acceptance and consideration of final approval for a site plan to construct two 48 unit apartment buildings \(in addition to the existing 240 units\), in accordance with the most recently amended Flatley Mixed Use Conditional Use Permit](#). The parcel is located at 5 Gilbert Crossing in the I-1 (Industrial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection Area. [Tax Map 6E, Lot 003-07](#). Case # PB2022-07. *This item is continued from the January 18, 2022 Planning Board meeting.*
5. **Daniel Lindbom (applicant) and Michele Lindbom (owner)** – [Review of a Conditional Use Permit for a Level II Home Occupation proposing the purchase and sale of firearms](#). The parcel is located at 23 Berkley Street in the R-1 (Residential, by soils) and Elderly Housing Overlay Districts. [Tax Map 6D, Lot 005](#). Case # PB2022-11.
6. **Allison Roberts (applicant) and Justin Roberts (owner)** – [Review of a Conditional Use Permit for a Level II Home Occupation proposing a nail salon](#). The parcel is located at 30 Woodward Road in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 6B, Lot 085-055](#). Case# PB2022-12
7. **Nickolay & Tanya Gaponov (applicants/owners)** – [Review of a Conditional Use Permit for a contractor yard \(allowed per a variance granted by the Zoning Board of Adjustment\) as a home occupation](#). The parcel is located at 109 Bedford Road in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 6C, Lot 194](#). Case # PB2022-13.
8. **Chris Ross (applicant) and 702 Daniel Webster Highway, LLC (owner)** – Review for acceptance and consideration of final approval for a Conditional Use Permit and Site Plan to construct a 592-unit self-storage facility. The parcel is located at 702 DW Highway in the in the C-2 (General Commercial) District. Tax Map 7E, Lot 023-01. Case # PB2022-14. – **Applicant has requested a continuance to April 5**

9. Discussion/possible action regarding other items of concern

10. Approval of Minutes — February 15, 2022

11. Adjourn

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M.

(Posted to website: February 24, 2022)